

CITY OF SAN ANTONIO
Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

March 15, 2005
Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing on the proposed Highway 151 Gateway Corridor Overlay District (Planning Staff) and zoning case recommendations and other items for consideration on agenda for March 15, 2005, at 11:00 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of March 1, 2005 Minutes.
7. **ZONING CASE NUMBER Z2005031:** The request of Ray Wesley, Applicant, for K. Partners Blanco, LP, Owner(s), for a change in zoning from "C-2" ERZD Commercial Edward Recharge Zone District to "C-2" ERZD C Commercial Edward Recharge Zone District with a Conditional Use for a Nightclub on 0.0893 acres out of Lot 63, Block 2, NCB 17608, 19141 Stone Oak Parkway. (Council District 9)

8. **ZONING CASE NUMBER Z2005026 C:** The request of Michael Olguin, Applicant, for Michael Olguin, Owner(s), for a change in zoning from “R-5” Residential Single Family District to “C-2” C Commercial District with Conditional Use for Automobile Sales with a maximum of 5 cars for sale on the lot at any one time on West 210 feet of Lot 7, Block 2, NCB 8417, 1012 Vance Jackson. (Council District 1)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
9. **ZONING CASE NUMBER Z2005038:** The request of James Lifshutz, Applicant, for Big Tex San Antonio, L. P., Owner(s), for a change in zoning from “I-1” “RIO-4” General Industrial River Improvement Overlay District to “IDZ” “RIO-4” Infill Development Zone River Improvement Overlay District on 7.528 acres out of NCB A-14, 300-400 Blocks of Blue Star Street. (Council District 5)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
10. **ZONING CASE NUMBER Z2005043:** The request of Stephen Poteet, Applicant, for Brackenridge Park/Broadway Developments, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-2” Commercial District on Lot 44, Block 1, NCB 3593. 218 Post Avenue. (Council District 2)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
11. **ZONING CASE NUMBER Z2005052:** The request of Alejandro O. Camacho, Applicant, for Alejandro O. Camacho, Owner(s), for a change in zoning from “MF-33” Multi-Family District to “O-1” Office District on Lots 105, 106 and the east 20.5 feet of Lot 107, Block 2, NCB 9004, 297 Lovera. (Council District 1)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
12. **ZONING CASE NUMBER Z2005054:** The request of Brown, P. C., Applicant, for State of Texas, San Antonio State Hospital, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “MF-25” Multi-Family District on 27.558 acres out of NCB 10934, 6711 New Braunfels. (Council District 3)

A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
13. **ZONING CASE NUMBER Z2005035 C:** The request of Margaret and Nathan James, Applicant, for Margaret and Nathan James, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “C-1” C Commercial District with a Conditional Use for a Lawnmower Sales and Service on Lot 6 and Lot 7, Block 10, NCB 12906, 2414 and 2418 Ravina Drive. (Council District 2)

14. **ZONING CASE NUMBER Z2004210 C:** The request of John L. Santikos, Applicant, for John L. Santikos, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-2” C Commercial District with Conditional Use for Home Improvement Center on 38.344 acres and “C-2” C Commercial District with Conditional Use for Office/Warehouse on 42.919 acres out of NCB 34362 on 81.26 acres at the intersection of Potranco Road and Seascap Drive. (Council District 4)
15. **ZONING CASE NUMBER Z2005008:** The request of Continental Homes, Applicant, for Air Force Village Foundation % Leo M. Cutcliff Jr., Owner(s), for a change in zoning from “C-1” Commercial District to “R-5” Residential Single-Family District on 43.48 acres out of NCB 15148 at the intersection of Ray Ellison Drive and Valley Hi Drive. (Council District 4)
16. **ZONING CASE NUMBER Z2005040 C:** The request of Noemi Smithroat, Araceli Trejo & Menetta Lopez, Applicant, for Noemi Smithroat, Araceli Trejo and Menetta Lopez, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” C Residential Single-Family District with Conditional Use for a Daycare Center on Lot 1, Block 21, NCB 16810, 7450 Prue Road. (Council District 8)
17. **ZONING CASE NUMBER Z2005044:** The request of Joseph Conrad, Applicant, for Joseph Conrad, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District (Lot 1, Block 3, NCB 14687) and “C-3R” Commercial District, Restrictive Alcoholic Sales on Lot 1, Lot 14, Lot 13 and the north 1/2 of Lot 12, Block 3, NCB 14687, 5719 Babcock Road. (Council District 8)
18. **ZONING CASE NUMBER Z2005045:** The request of Ricardo Rodriguez, Applicant, for Ricardo Rodriguez, Owner(s), for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on the east 180.2' of Lot 4, NCB 8783, 727 Bynum. (Council District 4)
19. **ZONING CASE NUMBER Z2005047:** The request of Christian B. Christians, Applicant, for Christian B. Christians, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “O-1” Office District (.44 Acres) and “C-3” General Commercial District (10.21 Acres) on 10.664 acres out of NCB 15229, 7930 S. Loop 410 West. (Council District 4)
20. **ZONING CASE NUMBER Z2005048:** The request of Mshiful Bhuiyain, Applicant, for Carlos and Rosa Perez, Owner(s), for a change in zoning from “C-2NA” Commercial, Nonalcoholic Sales District to “C-2” Commercial District on Lot 413, Block 55, NCB 11092, 3604 Commercial Avenue. (Council District 3)
21. **ZONING CASE NUMBER Z2005049:** The request of Debra Guerrero, Applicant, for San Antonio Housing Authority (John Shaver), Owner(s), for a change in zoning from “I-1” General Industrial District, “MF-33” Multi-Family District to “IDZ” Infill Development Zone District on 14.877 acres out of NCB A-62 at the intersection of South Zarzamora Street and Ceralvo Street. (Council District 5)
22. **ZONING CASE NUMBER Z2005050:** The request of Wade Interest, Inc., Applicant, for Oscar Garcia, Owner(s), for a change in zoning from “C-2NA” Commercial, Nonalcoholic Sales District to “C-2NA” C Commercial, Nonalcoholic Sales District with Conditional Use for a mini-warehouse on 1.640 acres out of NCB 34393 on 3.194 acres, NCB 34393, 9865 Potranco Road. (Council District 6)

23. **ZONING CASE NUMBER Z2005051:** The request of Blue Bonnet Investors, Inc., Applicant, for Blue Bonnet Investors, Inc., Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “MF-25” Multi-Family District on Lot 2, NCB 12061, 1730 Blue Crest Lane. (Council District 9)
24. **ZONING CASE NUMBER Z2005053:** The request of Charles Martin Wender, Applicant, for Morton Enterprises, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “MF-25” Multi-family District on P-1E, P-100, NCB 17721, 14960 Blanco Road. (Council District 9)
25. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
26. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

CASE NO: Z2004210 C

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Continuance from Zoning Commission February 15, 2005

Council District: 4

Ferguson Map: 612 C4

Applicant Name:

Owner Name:

John L. Santikos

John L. Santikos

Zoning Request: From R-6 Residential Single Family District to C-2 C Commercial District with Conditional Use for Home Improvement Center on 38.344 acres and C-2 C Commercial District with Conditional Use for Office/Warehouse on 42.919 acres out of NCB 34362.

Property Location: 81.26 acres at the intersection of Potranco Road and Seascape Drive
Intersection of Potranco Road and Seascape Drive

Proposal: For a Home Improvement Center/Office/Warehouse

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is required and was submitted. On site improvement required.

Staff Recommendation:

Approval. The subject property has C-2 and C-3 zoning to the west and residential zoning and uses to the north, west and east. The requested conditional zoning for an Office/Warehouse and a Home Improvement Center are C-3 uses. C-3 districts are designed to provide for more intense commercial uses. C-3 uses are typically characterized as community and regional shopping centers, which assemble similar uses into a single complex. C-3 districts should incorporate shared internal circulation and limited curb cuts to arterial streets. The TIA will encourage internal circulation at plat and review process. Loop 1604 and Potranco road are major arterials. This intersection is a large commercial node. C-3 zoning and uses are encouraged at the intersections of major arterials and should have adequate buffers and transitional zoning. The Medio Creek watershed acts as a natural buffer between the subject property and the residential property to the south.

CASE MANAGER : Richard Ramirez

CASE NO: Z2005008

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Continuance from Zoning Commission January 18, 2005
& February 15, 2005

Council District: 4

Ferguson Map: 647 C3

Applicant Name:

Continental Homes

Owner Name:

Air Force Village Foundation % Leo M. Cutcliff Jr.

Zoning Request: From C-1 Commercial District to R-5 Residential Single-Family District.

Property Location: 43.48 acres out of NCB 15148

The intersection of Ray Ellison Drive and Valley Hi Drive

Proposal: To develop a residential subdivision.

Neigh. Assoc. Valley Hi North Neighborhood Association, People Active in Community Effort

Neigh. Plan None

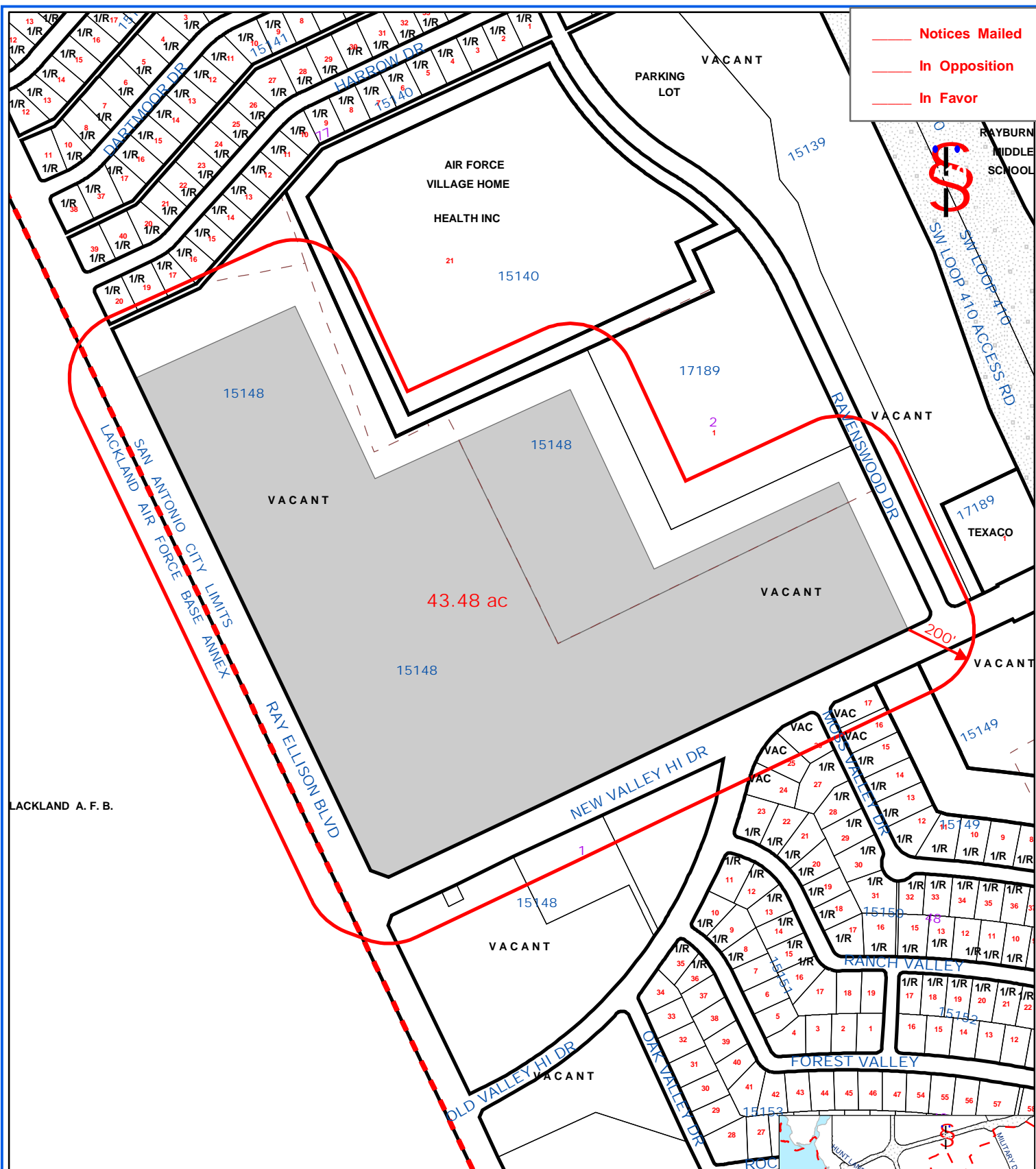
TIA Statement: A Traffic Impact Analysis is not required at zoning, but will be required at the plat and/or Master Development Plan/Planned Unit Development stage.

Staff Recommendation:

Approval.

The subject property is currently vacant and located on Ray Ellison Boulevard, a major thoroughfare. The immediate surrounding land uses are primarily residential. There is an assisted living facility to the east and residential units to the north and south. Lackland Air Force Base is located to the west of the subject property. R-5 Residential Single-Family District would be appropriate in this area considering the surrounding land uses and the close proximity to several amenities including an elementary school, a playground, and a grocery store. A change from C-1 Light Commercial District to R-5 Residential Single-Family District would be a down zoning.

CASE MANAGER : Robin Stover 207-7945



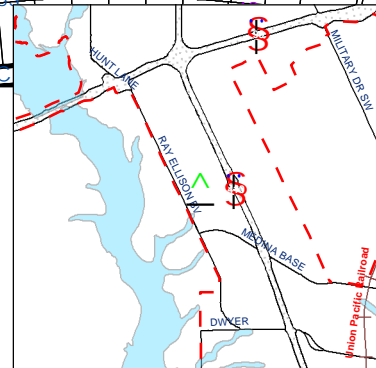
ZONING CASE: **Z2005-008**

City Council District NO. 4
Requested Zoning Change
From: C-1 To R-5
Date: March 15, 2005
Scale: 1" = 400'

Subject Property
 200' Notification



C:\DEC_7_2004



CASE NO: Z2005026 C

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Zoning Commission: Continuance from February 15, 2005

Council District: 1

Ferguson Map: 581 F5

Applicant Name:

Owner Name:

Michael Olguin

Michael Olguin

Zoning Request: From R-5 Residential Single Family District to C-2 C Commercial District with Conditional Use for Automobile Sales with a maximum of 5 cars for sale on the lot at any one time.

Property Location: West 210 feet of Lot 7, Block 2, NCB 8417

1012 Vance Jackson

Intersection of Greenlawn and Vance Jackson

Proposal: For office, retail use and auto sales

Neigh. Assoc. Los Angeles Heights

Neigh. Plan Near Northwest Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent. The land use plan indicates urban low density development residential development at this location.

Approval pending a plan amendment. This area is generally zoned for and developed as commercial use or high density residential development adjacent to Vance Jackson.

CASE MANAGER : Fred Kaiser 207-7942



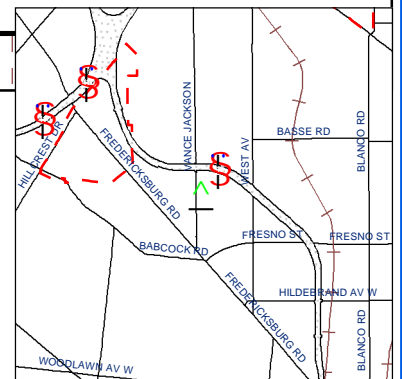
ZONING CASE: **Z2005-026 C**

City Council District NO. 1
Requested Zoning Change
From: R-5 To C-2 C
Date: March 15, 2005
Scale: 1" = 200'

Subject Property

200' Notification

C:\Mar_1_2005



CASE NO: Z2005031 C

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 9

Ferguson Map: 482 E8

Applicant Name:

Ray Wesley

Owner Name:

K. Partners Blanco, LP

Zoning Request: From C-2 ERZD Commercial Edward Recharge Zone District to C-2 ERZD C Commercial Edward Recharge Zone District with a Conditional Use for a Nightclub.

Property Location: 0.0893 acres out of Lot 63, Block 2, NCB 17608

19141 Stone Oak Parkway

Southwest corner of Huebner Road and Stoneoak Parkway

Proposal: To allow for a Nightclub

Neigh. Assoc. Stone Oak Home Owners Association, Sonterra Property Owners Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property is only a portion of an existing structure. The subject property is integrated with an existing commercial development. The commercial activity associated with the development is oriented to Stone Oak Parkway; therefore, there should be no additional impact on the residential development to the west. In addition, there is a drainage channel situated between the commercial development and the residential development.

CASE MANAGER : Fred Kaiser 207-7942



CASE NO: Z2005035 C

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Continuance from Zoning Commission March 1, 2005 for Conditional Use

Council District: 2

Ferguson Map: 652 D1

Applicant Name:

Margaret and Nathan James

Owner Name:

Margaret and Nathan James

Zoning Request: From R-5 Residential Single-Family District to C-1 C Commercial District with a Conditional Use for a Lawnmower Sales and Service.

Property Location: Lot 6 and Lot 7, Block 10, NCB 12906

2414 and 2418 Ravina Drive

Westside of Ravina Drive between Rigsby Avenue and Keasler Avenue

Proposal: Lawnmower Sales and Service

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The subject property is part of the existing Lawnmower Sales and Service located at 5034 Rigsby Avenue. The subject property is adjacent to R-5 Residential Single-Family District to the south and across the street (Ravina Drive) to the west, C-3 General Commercial District to the north and C-3R General Commercial, Restrictive Alcoholic Sales District to the east. Mr. James was issued a Certificate of Occupancy for a Lawnmower repair facility on December 1, 1981 for Lot 2, Block 10, NCB 12906, 5034 Rigsby Avenue. According to city records Lot 6 and Lot 7 have always been zone residential. If approved, the requested zoning will add to the already visible commercial encroachment into the residential neighborhood.

The Zoning Commission recommended Approval of C-1 C Commercial District with a Conditional Use for a Lawnmower Sales and Service. However considering the close proximity of the adjacent residences, the following conditions were recommended: 1. A fifteen (15) foot buffer with Type B plant materials (as required in the UDC) shall be constructed along the south property line adjoining Lot 8, Block 10, NCB 12906. 2. A ten (10) foot buffer with Type A plant materials (as required in the UDC) shall be constructed along the west property line adjoining Ravina Drive. 3. A six-foot solid fence shall be maintained along the south property line adjoining Lot 8, Block 10, NCB 12906

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2005038

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 5

Ferguson Map: 616 E8

Applicant Name:

James Lifshutz

Owner Name:

Big Tex San Antonio, L. P.

Zoning Request: From I-1 RIO-4 General Industrial River Improvement Overlay District to IDZ RIO-4 Infill Development Zone River Improvement Overlay District.

Property Location: 7.528 acres out of NCB A-14

300-400 Blocks of Blue Star Street

Located between the San Antonio River and Missouri Pacific Railroad on Blue Star Street

Proposal: Mixed use facilities

Neigh. Assoc. King William Neighborhood Association, Lone Star Neighborhood Association, and Riverside Neighborhood Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The Downtown Land Use Plan recommends mixed-use development including multi-family uses with a maximum density of 40 units per acre.

Approval

The subject property is located between the San Antonio River and the Missouri Pacific Railroad on Blue Star Street. The property is located off of Probandt Street, which is classified as a secondary arterial. Currently there are art silos and structures located on the subject property. The applicant is proposing a mixed-use development including uses such as apartments, galleries, and offices. The proposed IDZ Infill Development Zone will permit any use allowed within any residential, office, neighborhood commercial, commercial, or downtown district. The Master Plan calls for infill development on vacant lots and the IDZ would promote development on these underutilized lots.

CASE MANAGER : Robin Stover 207-7945

CASE NO: Z2005040 C

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 8

Ferguson Map: 547 E4

Applicant Name:

Noemi Smithroat, Araceli Trejo & Menetta Lopez

Owner Name:

Noemi Smithroat, Araceli Trejo and Menetta Lopez

Zoning Request: From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with Conditional Use for a Daycare Center.

Property Location: Lot 1, Block 21, NCB 16810

7450 Prue Road

Northside of Prue Road; southeast of Old Prue Road

Proposal: Daycare Center

Neigh. Assoc. Oak Bluff Neighborhood Association (within 200 feet)

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required at zoning, but will be required at platting

Staff Recommendation:

Approval. The subject property is vacant and located on Prue Road, a major thoroughfare. The subject property is adjacent to R-6 Residential Single-Family District to the north, east and across Pure Road to the south, R-5 Residential Single-Family District across Pure Road to the southeast. The R-6 C Residential Single Family District with Conditional Use for a Daycare Center would be appropriate at this location and will meet the needs of present and future residents of the neighborhood and community. Furthermore the subject property is large enough to accommodate a Daycare Center.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council: 1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. 3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2005043

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 2

Ferguson Map: 617 B1

Applicant Name:

Stephen Poteet

Owner Name:

Brackenridge Park/Broadway Developments, Ltd.

Zoning Request: From R-6 Residential Single-Family District to C-2 Commercial District.

Property Location: Lot 44, Block 1, NCB 3593

218 Post Avenue

South side of Post Avenue; east of Broadway

Proposal: To utilize as part of retail development fronting Broadway

Neigh. Assoc. Westfort Alliance Neighborhood Association

Neigh. Plan Westfort Neighborhood Plan

TIA Statement: Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent.

The Westfort Neighborhood Plan designates the Land Use for the subject property as Urban Single-Family Residential.

Denial.

Homes exist to the north, south, and east of the subject property. The proposed commercial zoning would encroach into the residential character of Post Avenue.

CASE MANAGER : Trish Wallace 207-0215

CASE NO: Z2005044

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 8

Ferguson Map: 548 C7

Applicant Name:

Joseph Conrad

Owner Name:

Joseph Conrad

Zoning Request: From R-6 Residential Single-Family District to C-3 General Commercial District (Lot 1, Block 3, NCB 14687) and C-3R Commercial District, Restrictive Alcoholic Sales (Lot 14, Lot 13 and the north 1/2 of Lot 12, Block 3, NCB 14687).

Property Location: Lot 1, Lot 14, Lot 13 and the north 1/2 of Lot 12, Block 3, NCB 14687

5719 Babcock Road

Northeast side of Babcock Road; southeast of the intersection of Babcock Road and Huebner Road

Proposal: Car wash facility and commercial uses

Neigh. Assoc. None

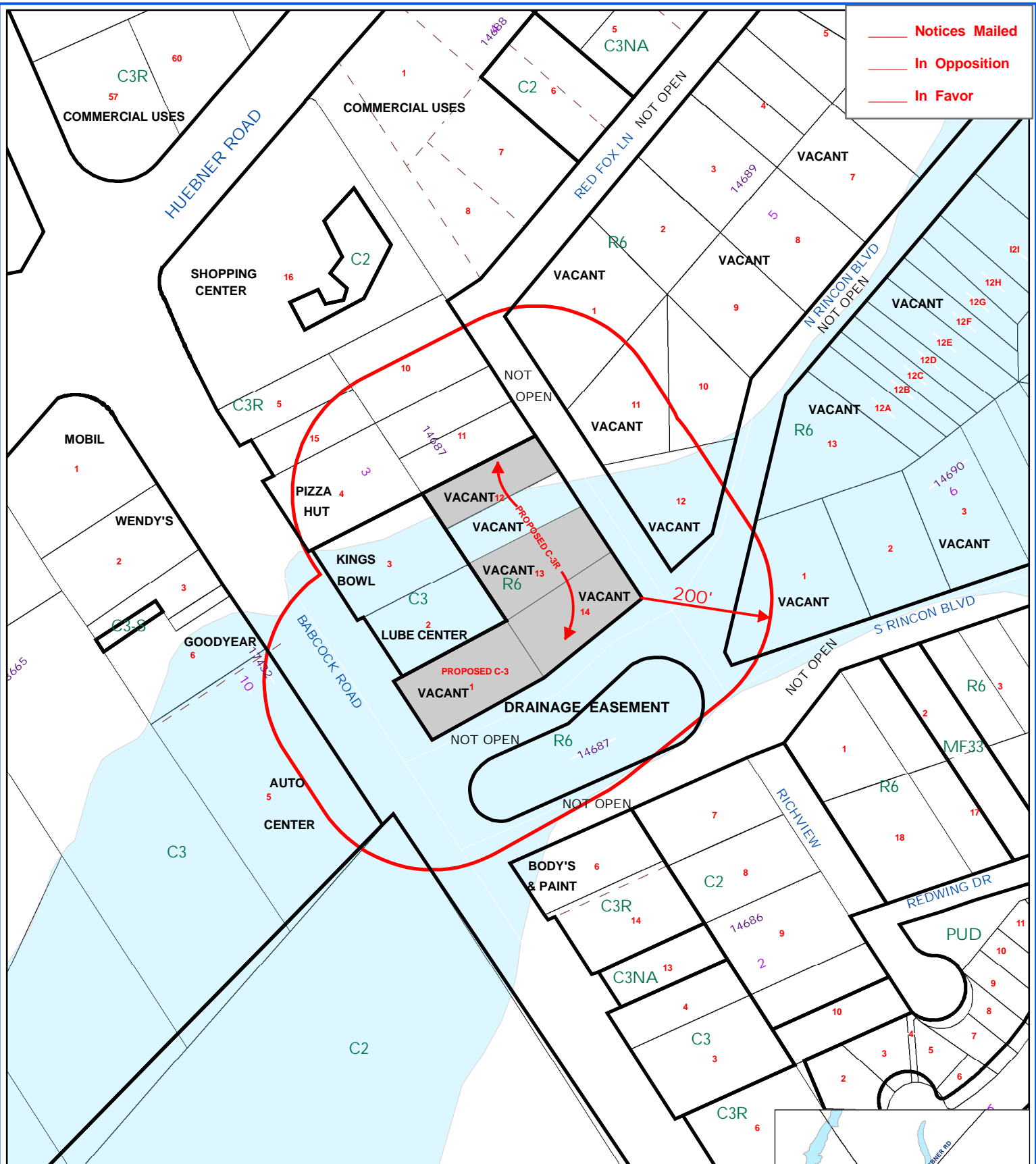
Neigh. Plan None

TIA Statement: Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property is undeveloped and located on Babcock Road a Secondary Arterial Type A. The subject property is adjacent to R-6 Residential Single-Family District to the northeast, C-3 General Commercial District and C-3R Commercial District, Restrictive Alcoholic Sales to the northwest. A Drainage Easement is located to the southeast. The C-3 General Commercial District and C-3 R General Commercial District, Restrictive Alcoholic Sales would compliment the commercial development pattern beginning at the intersection of Babcock Road and Huebner Road. C-3 General Commercial uses would be more appropriate at this location rather than R-6 Single-Family Residential District. The adjoining subdivision is platted, undeveloped and located within the 100 Year Floodplain.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: **Z2005-044**

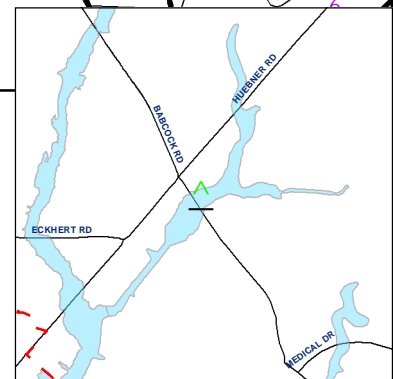
City Council District NO. 8
Requested Zoning Change
From: R-6 To C-3 and C-3 R
Date: March 15, 2005
Scale: 1" = 200'

Subject Property

200' Notification



C:\Apr_5_2005



CASE NO: Z2005045

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 4

Ferguson Map: 649 B6

Applicant Name:

Ricardo Rodriguez

Owner Name:

Ricardo Rodriguez

Zoning Request: From C-2 Commercial District to C-3 General Commercial District.

Property Location: The east 180.2 feet of Lot 4, NCB 8783

727 Bynum

West side of Bynum near SW Military Drive

Proposal: To operate an auto upholstery facility

Neigh. Assoc. Quintana Community Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The existing facility is operating as a furniture upholstery shop. The subject property is surrounded by commercial zoning and uses. The remaining C-2 zoning will provide an appropriate transition to the residential uses to the west. The UDC requires that auto upholstery be performed indoors.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2005047

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 4

Ferguson Map: 647 F7

Applicant Name:

Christian B. Christians

Owner Name:

Christian B. Christians

Zoning Request: From R-6 Residential Single-Family District to O-1 Office District (.44 Acres) and C-3 General Commercial District (10.21 Acres).

Property Location: 10.664 Acres out of NCB 15229

7930 S. Loop 410 West

SW Loop 410 and Big Valley

Proposal: To sell and service recreational vehicles

Neigh. Assoc. People Active in Community Effort

Neigh. Plan None

TIA Statement: A level 1 Traffic Impact Analysis was provided by the owner.

Staff Recommendation:

Denial. The property is surrounded by single family dwellings on three sides. C-3 allows uses that are not appropriate adjacent to residential uses. The 10 foot O-1 transition is an inadequate buffer for the residential dwellings. Because the residential lots back up to the subject property a landscape buffer will not be required. The request for O-1 does not give an opportunity to approve a conditional use; therefore, a landscape buffer may be required as part of the rezoning.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2005048

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 3

Ferguson Map: 682 B1

Applicant Name:

Mshiful Bhuiyain

Owner Name:

Carlos and Rosa Perez

Zoning Request: From C-2NA Commercial, Nonalcoholic Sales District to C-2 Commercial District.

Property Location: Lot 413, Block 55, NCB 11092

3604 Commercial Avenue

Southeast corner of West Petaluma and Commercial Avenue

Proposal: To allow the on-premise sale of alcoholic beverages (no on-site consumption)

Neigh. Assoc. None

Neigh. Plan None

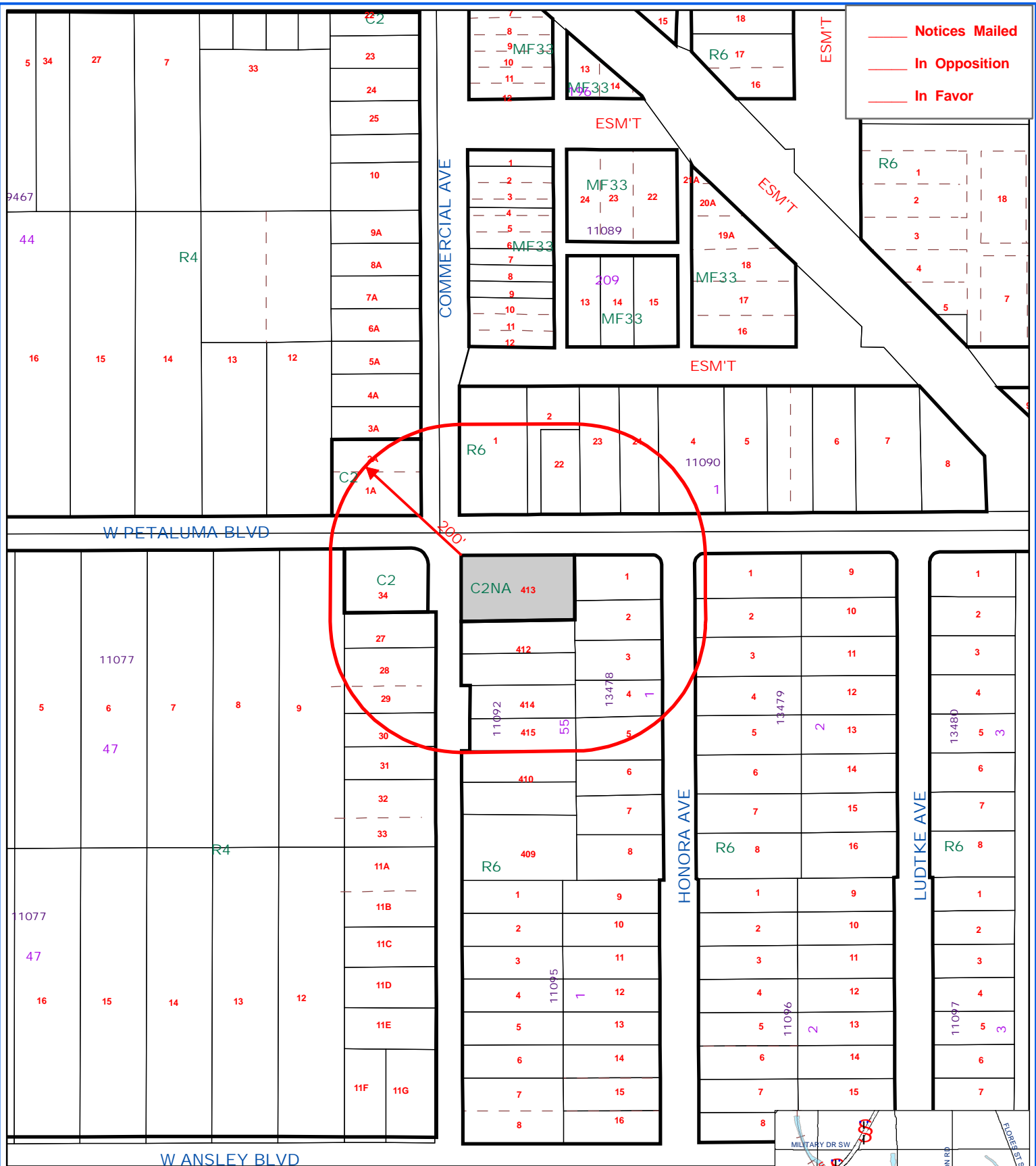
TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The Convenience Store at this location has been in operation, with on site sales of alcohol since 1989. That operation was allowed to continue as a lawful use that existed prior to annexation in 1952. The existing zoning is C-2NA. The Convenience Store recently lost it's non-conforming rights. The removal of NA will only allow alcohol sales incidental to food sales or for off-premise consumption.

(Under the Texas Alcoholic Beverage Code an Alcoholic Beverage License application will be required that may be denied by the Texas Department of Alcoholic Beverage Commission (TABC) if the manner in which the business is operated or the place the business is located is detrimental to the health, safety and welfare of the public. The Code provides opportunities for citizens and government officials to object to the issuance of a license or permit.)

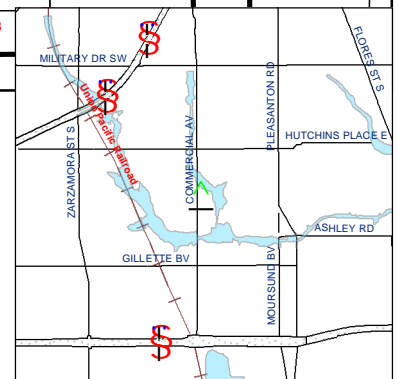
CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: **Z2005-048**

City Council District NO. 3
Requested Zoning Change
From: C-2 NA To C-2
Date: March 15, 2005
Scale: 1" = 200'

Subject Property
200' Notification



CASE NO: Z2005049

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 5

Ferguson Map: 616 A8

Applicant Name:

Debra Guerrero

Owner Name:

San Antonio Housing Authority (John Shaver)

Zoning Request: From I-1 General Industrial District, MF-33 Multi-Family District to IDZ Infill Development Zone District.

Property Location: 14.877 acres out of NCB A-62

Intersection of South Zarzamora Street and Ceralvo Street

Bound by South Zarzamora Street, Ceralvo Street, and South Calaveras Street

Proposal: To construct 143 unit multi-family development

Neigh. Assoc. Brady Gardens Neighborhood Association

Neigh. Plan None

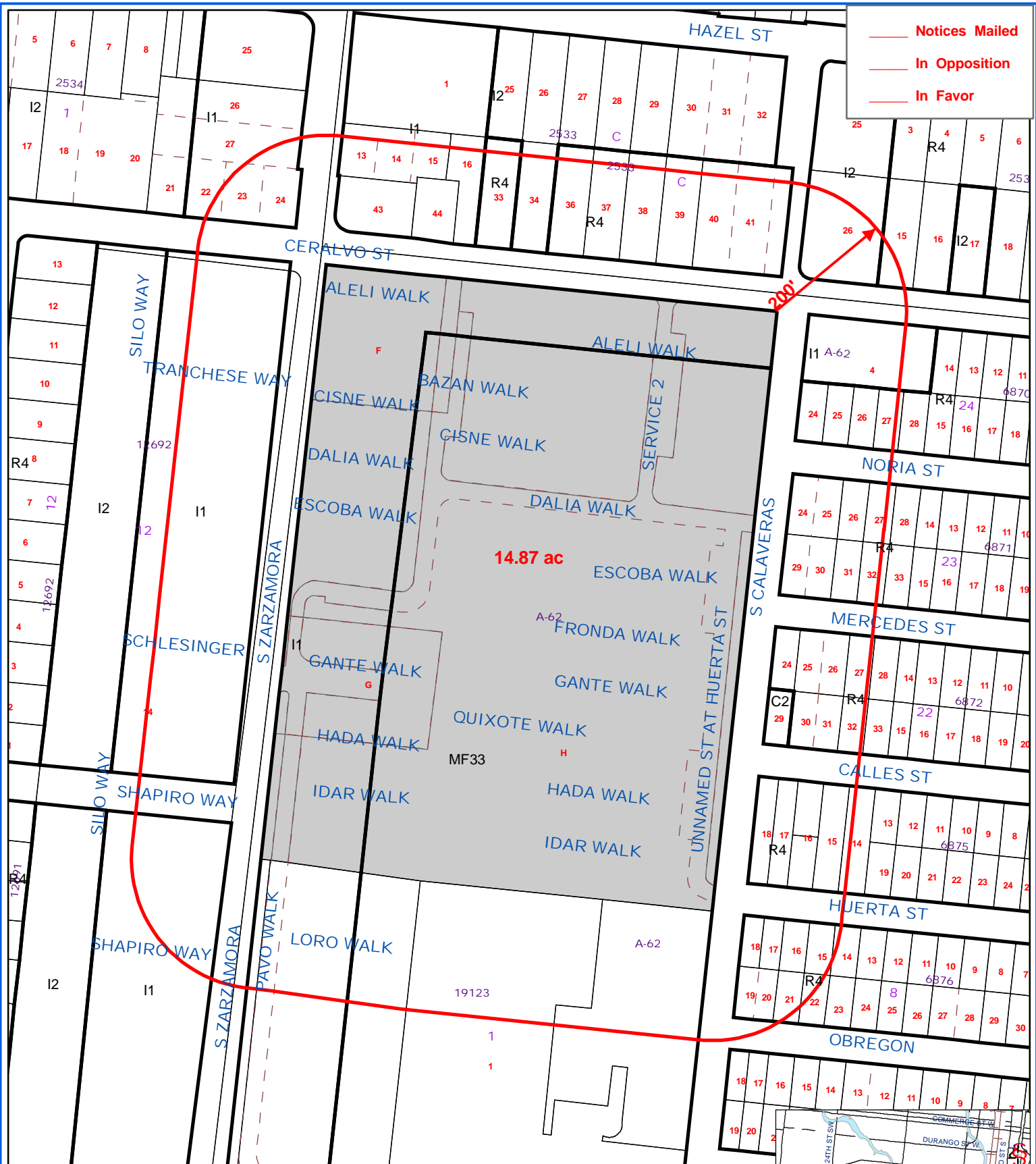
TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is bound by South Zarzamora Street, Ceralvo Street, and South Calaveras Street. Currently there are multi-family dwelling units located on the subject property. The applicant is proposing multi-family dwellings as well as several mixed-use structures. Public transportation (VIA Metropolitan Transit stop) is available for use by the potential residents on South Zarzamora Street. The proposed IDZ Infill Development Zone will permit any use allowed within any residential, office, neighborhood commercial, commercial, or downtown districts. The applicant requested IDZ in order to take advantage of the flexible development standards concerning set backs, parking, and mixed-use opportunities. The Master Plan encourages the preservation and revitalization of housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.

CASE MANAGER : Robin Stover 207-7945

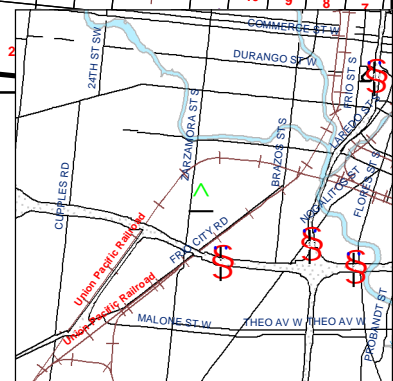


ZONING CASE: Z2005-049

City Council District NO. 5
Requested Zoning Change
From: I-1, MF-33 To IDZ
Date: March 15, 2005
Scale: 1" = 200'

 **Subject Property**
 **200' Notification**

C:\Mar_1_2005



CASE NO: Z2005050 C

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 6

Ferguson Map: 612 E3

Applicant Name:

Wade Interest, Inc.

Owner Name:

Oscar Garcia

Zoning Request: From C-2 NA Commercial, Nonalcoholic Sales District to C-2 NA C Commercial, Nonalcoholic Sales District with Conditional Use for a mini-warehouse on 1.640 acres out of NCB 34393.

Property Location: 3.194 acres, NCB 34393

9865 Potranco Road

Potranco Road and North Ellison Drive

Proposal: To develop a mini-warehouse facility

Neigh. Assoc. None

Neigh. Plan None

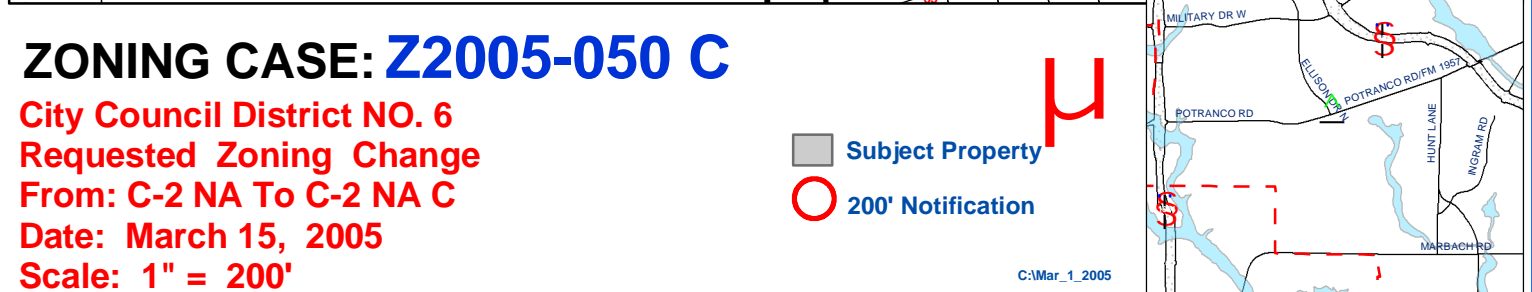
TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The property is located at the intersection of two major thoroughfares, Ellison Drive and Potranco Road. Commercial development is encouraged at the node of two thoroughfares. A school is located immediately to the north with a drainage easement and detention pond separating them. The drainage easement and detention pond provide an adequate buffer to the school. The existing commercial node includes C-2 and C-3 zoning and uses. Considering the circumstances of the surrounding area, a mini storage facility is appropriate at this location.

CASE MANAGER : Richard Ramirez 207-5018

In Favor



**City Council District NO. 6
Requested Zoning Change
From: C-2 NA To C-2 NA C
Date: March 15, 2005
Scale: 1" = 200'**

 200' Notification

C:\Mar_1_2005

CASE NO: Z2005051

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 9

Ferguson Map: 551 B2

Applicant Name:

Blue Bonnet Investors, Inc.

Owner Name:

Blue Bonnet Investors, Inc.

Zoning Request: From R-5 Residential Single-Family District to MF-25 Multi-Family District.

Property Location: Lot 2, NCB 12061

1730 Blue Crest Lane

Generally located north of the intersection of Jones Maltzberger Road and Starcrest Drive; and south of Blue Crest Lane

Proposal: to expand by 111 units the existing Sante Fe Multi-Family Apartment Complex

Neigh. Assoc. Arboretum

Neigh. Plan None

TIA Statement: Traffic Impact Analysis not required

Staff Recommendation:

Denial

The subject property fronts Blue Crest Lane which extends from Jones Maltzberger Road to Bitters Road (also known as Star Crest). Blue Crest road is an existing local road which does not have the capacity to adequately serve the proposed higher density multi-family use. The majority of Blue Crest Lane is zoned for single-family uses which presently exist on these properties.

In order for the proposed multi-family use to be appropriate, the entire length of Blue Crest Lane would need to be upgraded to a Collector which does not seem feasible at this time.

CASE MANAGER : Trish Wallace 207-0215

CASE NO: Z2005052

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 1

Ferguson Map: 582 D4

Applicant Name:

Alejandro O. Camacho

Owner Name:

Alejandro O. Camacho

Zoning Request: From MF-33 Multi-Family District to O-1 Office District.

Property Location: Lots 105, 106 and the east 20.5 feet of Lot 107, Block 2, NCB 9004

297 Lovera Boulevard

The intersection of Lovera Boulevard and San Pedro Avenue

Proposal: To operate an office

Neigh. Assoc. Northmoor Neighborhood Association and Olmos Park Terrace Neighborhood Association

Neigh. Plan North Central Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent.

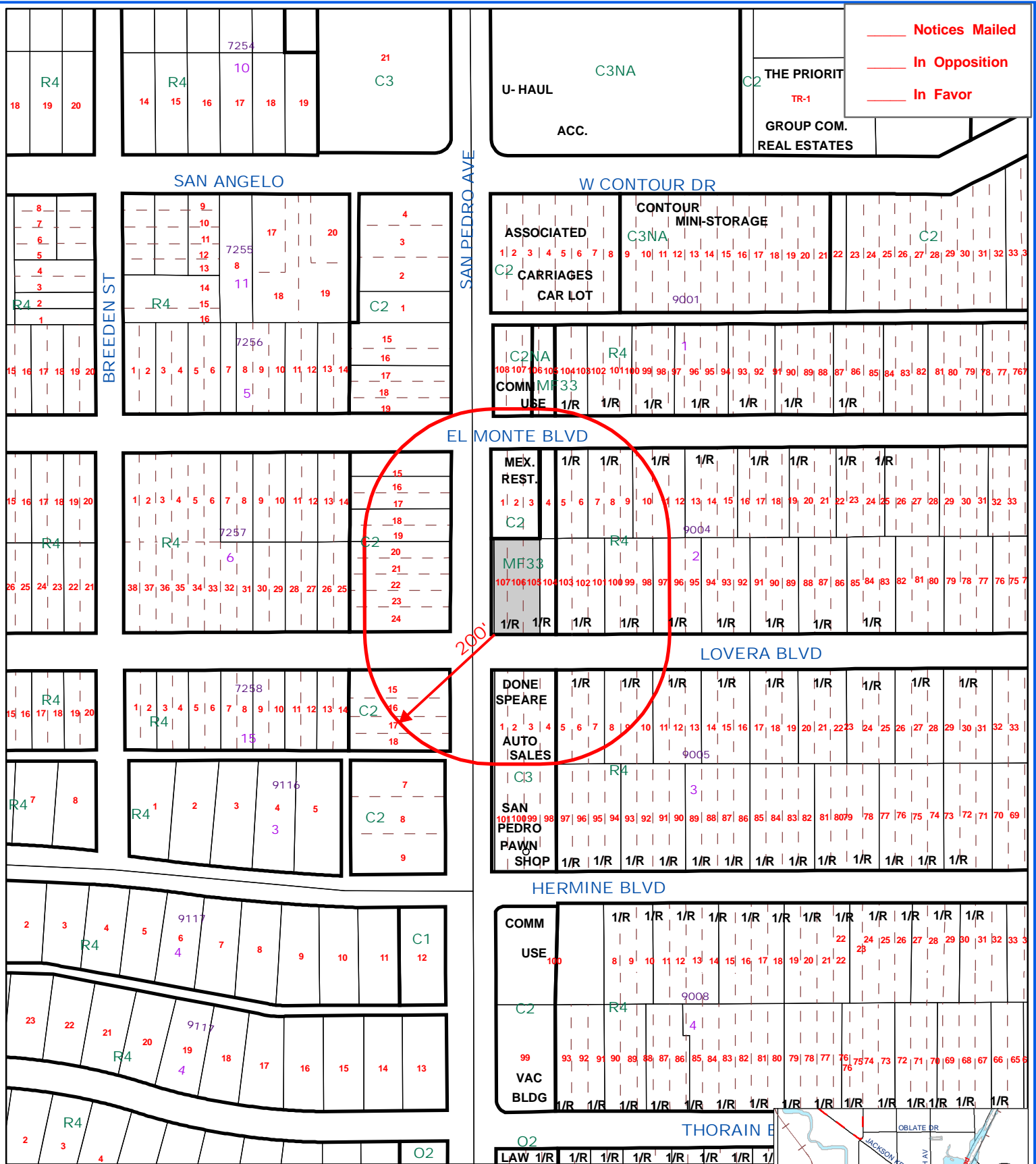
O-1 Office District is consistent with the recommended Neighborhood Commercial designated in the North Central Neighborhood Plan.

Approval.

The subject property is located at the intersection of San Pedro Avenue and Lovera Boulevard. There is currently a residential structure at the site. The applicant is requesting to utilize this property as an office. The surrounding properties along San Pedro Avenue are zoned for commercial use. The O-1 district does not have peak weeknight or weekend usage which makes it an appropriate buffer between the residential areas and the more intensive uses and traffic on San Pedro. The O-1 Office District includes the following design guidelines to insure compatibility with the adjacent residential uses:

1. Parking shall be located in the rear of the principal building.
2. Buildings shall contain windows and openings at the street level.
3. Buildings shall be restricted to 10,000 square feet
4. Vertical visual elements shall be required in order to break the plane of the façade.

CASE MANAGER : Robin Stover 207-7945



CASE NO: Z2005053

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 9

Ferguson Map: 516 B6

Applicant Name:

Charles Martin Wender

Owner Name:

Morton Enterprises, Ltd.

Zoning Request: From R-6 Residential Single-Family District to MF-25 Multi-family District.

Property Location: P-1E, P-100, NCB 17721

14960 Blanco Road

Bitters Road and Blanco Road

Proposal: To develop a multi-family community

Neigh. Assoc. Hidden Forest and Deerfield Neighborhood Association

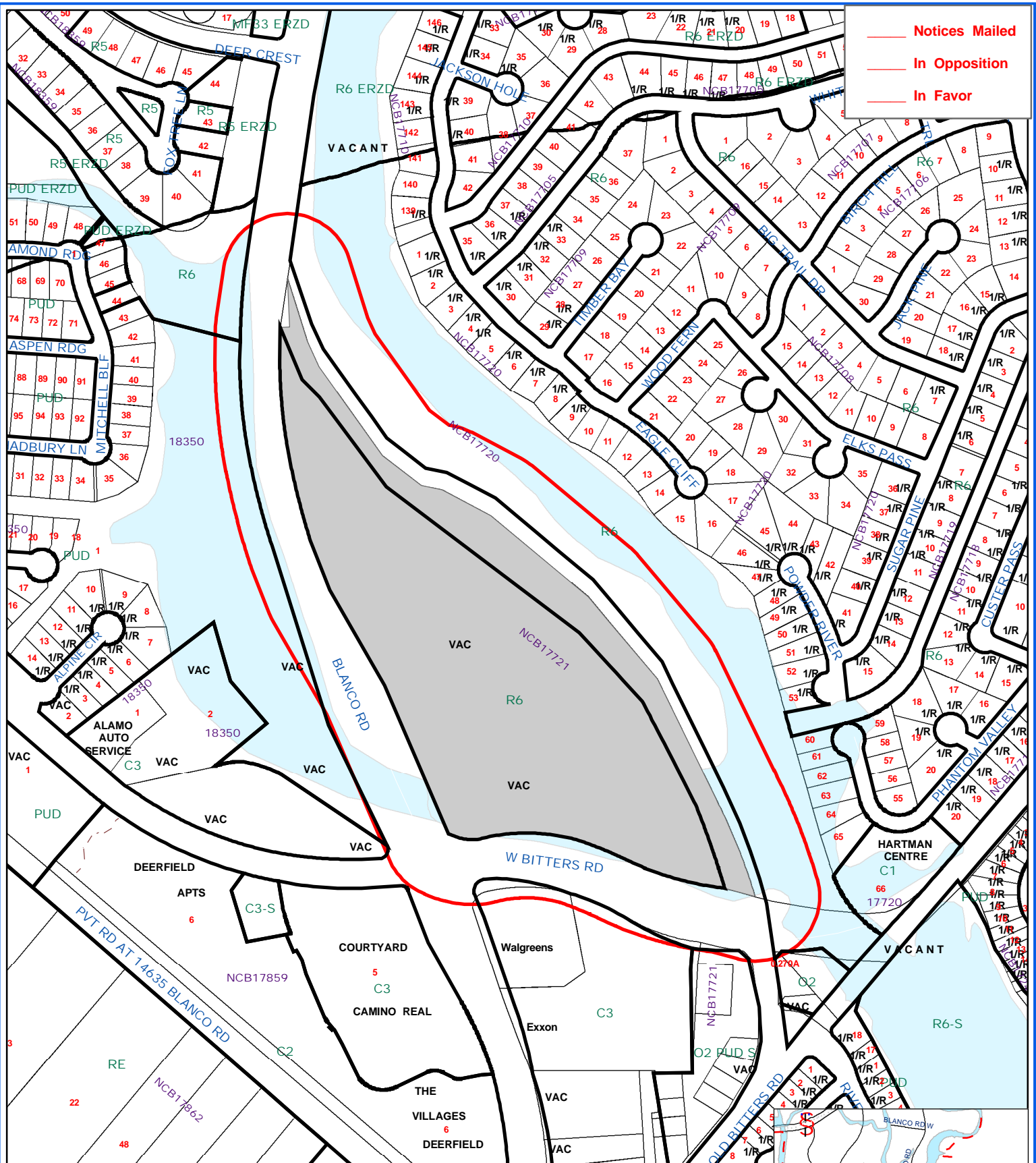
Neigh. Plan None

TIA Statement: A traffic impact analysis is required and was submitted. On site improvement required.

Staff Recommendation:

Approval. The requested zoning change is consistent with the development pattern of the area. The property is located at the intersection of two major thoroughfares, Bitters Road and Blanco Road. There is a natural drainage feature, which will be a buffer between the R-6 to the north and the requested MF-25.

CASE MANAGER : Richard Ramirez 207-5018

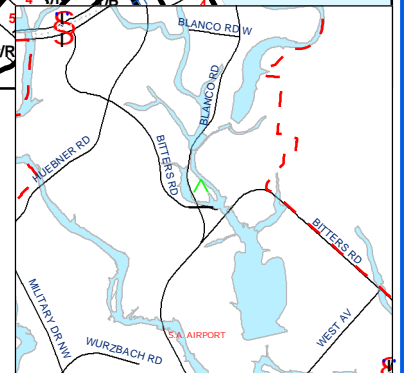


ZONING CASE: Z2005-053

City Council District NO. 9
Requested Zoning Change
From: R-6 To MF-25
Date: March 15, 2005
Scale: 1" = 200'

 **Subject Property**
 **200' Notification**

C:\Mar_1_2005



CASE NO: Z2005054

Final Staff Recommendation - Zoning Commission

Date: March 15, 2005

Council District: 3

Ferguson Map: 583 C1

Applicant Name:

Brown, P. C.

Owner Name:

State of Texas, San Antonio State Hospital

Zoning Request: From R-4 Residential Single-Family District to MF-25 Multi-Family District.

Property Location: 27.558 acres out of NCB 10934

6711 New Braunfels

Southwest side of South New Braunfels Avenue near Pecan Valley Drive

Proposal: Multi-family complex

Neigh. Assoc. Highlands Hills Neighborhood Association (within 200 feet)

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent. The South Central San Antonio Community Plan identifies this site as Public/Institutional. A Plan Amendment would be required in order to establish the MF-25 Multi-Family District. An application for a Master Plan Amendment was submitted and will go before the Planning Commission on March 23, 2004

Denial. The requested zoning is not consistent with the South Central San Antonio Community Plan. Should the Plan Amendment be changed, staff would support the requested MF-25 Multi-Family District.

The subject property is located on South New Braunfels Avenue, a major thoroughfare. The subject property is undeveloped and a portion of the 495 acre State Hospital property. The only access will be from South New Braunfels Avenue. The subject property is adjacent to R-4 Residential Single-Family District (San Antonio State Hospital) and across South New Braunfels Avenue (DPS).

CASE MANAGER : Pedro Vega 207-7980

